

Before the Board of Zoning Adjustment, D. C.

Application No. 11858, of United Capital Corporation, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the use provisions of the R-2 Zone to permit a subdivision for the construction of four (4) row dwellings and two (2) semi-detached dwellings and area variances from the lot area and lot width as prescribed by Sections 3301.1 & 3102.3 of the regulations, as prescribed by Section 8207.11 of the regulations, at premises 420 thru 430 53rd Street, N. E., known as Lots 1, 2, 811, 812, 813 & 814, Square 5233.

HEARING DATE: March 31, 1975

DECISION DATE : March 31, 1975

ORDER :

Upon consideration of the above application, which is contested, the Board finds that the applicant has failed to carry his burden of proving that strict application of the Zoning Regulations, by reason of an exceptional topographical condition or other exceptional or unusual situation or condition of the subject property, creates a hardship or practical difficulty to the owner which would deny all beneficial use of the subject property, as required by Section 8207.11 of the Zoning Regulations.

The Board further concludes, that the granting of the requested relief without the proof required by the variance clause of the regulations, would substantially impair the meaning and intent of the Zoning Regulations and Maps.

ORDERED : That the above application for use variances be and is hereby DENIED.

VOTE : 4-0 (Lilla Burt Cummings, Esq., dissenting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:   
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: **MAY 20 1975**